

BUSINESS IMPROVEMENT DISTRICT NO. 51

HARBOR DISTRICT BID

PROPOSED 2017 OPERATING PLAN

Table of Contents

I. INTRODUCTION	3
A. Background.....	3
B. Physical Setting.....	3
II. DISTRICT BOUNDARIES	3
III. PROPOSED OPERATING PLAN	3
A. Plan Objectives	3
B. Proposed Activities – Year One.....	4
C. Proposed Income and Expenditures.....	4
D. Financing Method	5
IV. METHOD OF ASSESSMENT	5
A. Assessment Rate and Method.....	5
B. Excluded and Exempt Property	6
V. BID BOARD.....	6
VI. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY	7
A. City Plans	7
B. City Role in District Operation.....	7
VII. PLAN APPROVAL PROCESS.....	8
A. Public Review Process.....	8
B. Petition against Creation of the BID.....	8
VII. FUTURE YEAR OPERATING PLANS.....	9
A. Phased Development.....	9
B. Amendment, Severability and Expansion.....	9
APPENDIX A: MAP OF DISTRICT BOUNDARIES.....	10
APPENDIX B: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS	11

I. INTRODUCTION

A. Background

In 1984, the Wisconsin legislature created s. 66.1109 of the Statutes enabling cities to establish Business Improvement Districts (BIDS) upon the petition of at least one property owner within the proposed district. The purpose of the law is "....to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities."

The City of Milwaukee has received a petition from property owners requesting creation of a Business Improvement District for the purpose of revitalizing and enhancing the Harbor District business area surrounding Milwaukee's Inner Harbor. Section 66.1109(3) (b), Wisconsin Statutes requires that a BID board "shall annually consider and make changes to the operating plan.....the board shall then submit the operating plan to the local legislative body for approval." The BID proponents submit this operating plan in fulfillment of statutory requirement.

B. Physical Setting

BID #51 surrounds Milwaukee's Inner Harbor and is approximately bounded by East Bruce Street on the North, First Street on the west, Bay Street on the south, and the Milwaukee Mooring Basin and Kinnickinnic and Milwaukee Rivers on the east.

II. DISTRICT BOUNDARIES

Boundaries of the district are shown on the map in Appendix A of this plan. A listing of the properties in the district is provided in Appendix B.

III. PROPOSED OPERATING PLAN

A. Plan Objectives

The objectives of the BID shall be to maintain and enhance the Harbor District as a place to do business by:

- Supporting the viability of businesses in the District by retaining existing businesses (including those that engage in industrial and manufacturing activities), and marketing the District as a place for new businesses to locate and thrive;
- Creating an appealing, attractive environment for employees and customers;

- Ensuring that District business and property owners have an active role in redevelopment and planning activities in the area;
- Identifying and advocating for needed improvements in infrastructure and public spaces.

B. Proposed Activities – Year One

Year One activities to be undertaken by the district will include:

- Supporting completion of a Water and Land Use Plan in partnership with the City of Milwaukee and Harbor District, Inc. The Plan will:
 - identify challenges, opportunities, and solutions for the movement of freight in and around the Harbor District;
 - identify conflicts between freight and other users, including pedestrians and cyclists, and propose strategies to enhance the safety of all users;
 - provide preliminary cost estimates and implementation strategies for specific projects and investments to improve the safe movement of freight in and around the Harbor District.
 - support the long-term improvement and development of the Harbor District as a prime business location for a mix of uses, including (but not limited to) current and historic uses such as industrial, manufacturing, and marine uses.
- Engaging District business and property owners in the planning process to ensure their interests are protected and their needs and perspectives are addressed.
- Providing seed funds for catalytic projects to help spur improvements in the area. Possible projects include a “Trash Collecting Water Wheel” and a series of murals that highlight the history and industries of the area.
- Administrative activities, including but not limited to, securing an independent certified audit, securing insurance for the activities of the District’s Board, and complying with the open meetings law, Subchapter V of Chapter 19 of the Wisconsin Statutes.

C. Proposed Income and Expenditures

Freight Systems and Infrastructure Study	\$45,000
Contract with Harbor District, Inc. for Project Management, Outreach, and BID Administration	\$15,000
Catalytic Projects Fund	\$20,000
Audit	\$2,500

Walker's Point Association Donation	\$2,000
Insurance	\$500
Reserve	\$2,396
Total Expenditures:	\$87,396
Proposed Income:	\$87,396 from BID Assessments.

D. Financing Method

It is proposed that \$87,396 shall be raised through BID assessments in Milwaukee (see Appendix B). The BID Board shall have the authority and responsibility to prioritize expenditures and to revise the budget as necessary to match the funds actually available.

IV. METHOD OF ASSESSMENT

A. Assessment Rate and Method

The principle behind the assessment methodology is that each property should contribute to the BID in proportion to the benefit derived from the BID. After consideration of other assessment methods, it was determined that assessed value of a property was the characteristic most directly related to the potential benefit provided by the BID. Therefore, a fixed assessment rate of \$1.00 per \$1,000 assessed value of the property was selected as the basic assessment methodology for this BID.

However, maintaining an equitable relationship between the BID assessment and the expected benefits requires an adjustment to the basic assessment method. To prevent the disproportional assessment of a small number of high value properties, a maximum assessment of \$3,000 per parcel will be applied, and a minimum assessment of \$100 per parcel will be applied.

Additionally, to prevent disproportional assessment of businesses that are already actively contributing to improvements in this area via BID 35, parcels within the footprint of BID 35 will be assessed as follows: If the assessment for BID 35 is less than the assessment for BID 51 based on the formula described above, they will be assessed only for the difference, subject to the minimum assessment of \$100. If the assessment for BID 35 is greater than the assessment for this BID, they will pay only the minimum assessment of \$100 to BID 51.

As of January 1, 2016, the property in the proposed district had a total assessed value of more than \$110 million. This plan proposed to assess the property in the district at a rate

of \$1.00 per \$1,000.00 of assessed value, subject to the maximum and minimum assessments, for the purposes of the BID.

Appendix B shows the projected BID assessment for each property included in the district.

B. Excluded and Exempt Property

The BID law requires explicit consideration of certain classes of property. In compliance with the law the following statements are provided.

1. State Statute 66.1109(1)(f)lm: The district will contain property used exclusively for manufacturing purposes, as well as properties used in part for manufacturing. These properties will be assessed according to the method set forth in this plan because it is assumed that they will benefit from development in the district.
2. State Statute 66.1109(5)(a): Property known to be used exclusively for residential purposes will not be assessed; such properties will be identified as BID Exempt Properties in Appendix D, as revised each year.
3. The district may contain parcels exempt from general real estate taxes. These parcels will not be subject to a BID assessment.

V. BID BOARD

The Board's primary responsibility will be implementation of this Operating Plan.

This will require the Board to negotiate with providers of services and materials to carry out the Plan; to enter into various contracts; to monitor development activity; to periodically revise the Operating Plan and to ensure district compliance with the provisions of applicable statutes and regulations.

The BID Board is structured and operates as follows:

- Board size – Seven Members
- Composition – A majority of members shall be owners or occupants of property within the District. Board composition shall reflect the geographic area and mix of business types and land uses present within the BID.
- Officers - The Board shall elect a Chairperson, Secretary, and Treasurer from among its members.
- Term - Appointments to the Board shall be for a period of three years, except that in the initial year, three members shall be appointed for three years, two members for two years, and two members for one year.
- Compensation - None
- Meetings - All meetings of the Board shall be governed by the Wisconsin Open Meetings Law. The Board shall meet regularly, at least twice a year. The Board shall draft and adopt by-laws in Operating Year 1 to govern the conduct of its meetings.

- Record Keeping - Files and records of the Board's affairs shall be kept pursuant to public records requirements.
- Staffing - The Board may employ staff and/or contract for staffing services pursuant to this plan and subsequent modifications thereof.

VI. RELATIONSHIP TO MILWAUKEE COMPREHENSIVE PLAN AND ORDERLY DEVELOPMENT OF THE CITY

A. City Plans

In February 1978, the Common Council of the City of Milwaukee adopted a Preservation Policy as the policy basis for its Comprehensive Plan and as a guide for its planning, programming and budgeting decisions. The Common Council reaffirmed and expanded the Preservation Policy in Resolution File Number 881978, adopted January 24, 1989.

The Preservation Policy emphasizes maintaining Milwaukee's present housing, jobs, neighborhoods, services, and tax base rather than passively accepting loss of jobs and population, or emphasizing massive new development. In its January 1989 reaffirmation of the policy, the Common Council gave new emphasis to forging new public and private partnerships as a means to accomplish preservation.

The district is a means of formalizing and funding the public-private partnership between the City and property owners in the Harbor District business area and for furthering preservation and redevelopment in this portion of the City of Milwaukee. Therefore, it is fully consistent with the City's Comprehensive Plan and Preservation Policy.

B. City Role in District Operation

The City of Milwaukee has committed to helping private property owners in the district promote its development. To this end, the City expected to play a significant role in the creation of the Business Improvement district and in the implementation of the Operating Plan. In particular, the City will:

- Provide technical assistance to the proponents of the district through adoption of the Plan, and provide assistance as appropriate thereafter.
- Monitor and, when appropriate, apply for outside funds that could be used in support of the district.
- Collect assessments, maintain in a segregated account, and disburse the monies of the district.
- Receive annual audits as required per sec. 66.1109 (3) (c) of the BID law.
- Provide the board, through the Tax Commissioner's Office on or before June 30th of each Plan year, with the official City records and the assessed value of each tax key number within the District, as of January 1st of that Plan year, for purposes of calculating the BID assessment.

- Encourage the State of Wisconsin, Milwaukee County and other units of government to support the activities of the district.

VII. PLAN APPROVAL PROCESS

A. Public Review Process

The Wisconsin Business Improvement district law establishes a specific process for reviewing and approving proposed districts. Pursuant to the statutory requirements, the following process will be followed:

- The Milwaukee City Plan Commission will review the proposed district boundaries and proposed Operating Plan and will then set a date for a formal public hearing.
- The City Plan Commission will send, by certified mail, a public hearing notice and a copy of the proposed Operating Plan to all owners of real property within the proposed district. In addition a Class 2 notice of the public hearing will be published in a local newspaper of general circulation.
- The City Plan Commission will hold a public hearing, will approve or disapprove the Plan, and will report its action to the Common Council.
- The Community and Economic Development Committee of the Common Council will review the proposed BID Plan at a public meeting and will make a recommendation to the full Common Council.
- The Common Council will act on the proposed BID Plan.
- If adopted by the Common Council, the proposed BID Plan is sent to the Mayor for his approval.
- If approved by the Mayor, the BID is created and the Mayor will appoint members to the district board established to implement the Plan.

B. Petition against Creation of the BID

The City may not create the Business Improvement district if, within 30 days of the City Plan Commission's hearing, a petition is filed with the City containing signatures of:

- Owners of property to be assessed under the proposed initial Operating Plan having a valuation equal to more than 40% of the valuation of all property to be assessed under the proposed initial Operating Plan, using the method of valuation specified in the proposed initial Operating Plan; or
- Owners of property to be assessed under the proposed initial Operating Plan having an assessed valuation equal to more than 40% of the assessed valuation of all property to be assessed under the proposed Operating Plan.

VII. FUTURE YEAR OPERATING PLANS

A. Phased Development

It is anticipated that the BID will continue to revise and develop the Operating Plan annually, in response to changing development needs and opportunities in the district, in accordance with the purposes and objectives defined in this initial Operating Plan.

Section 66.1109 (3) (a) of the BID law requires the board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms the complete development program, it focuses upon activities, and information on specific assessed values, budget amounts and assessment amounts are based on previous year conditions. Greater detail about subsequent year's activities will be provided in the required annual Plan updates.

In later years, the BID Operating Plan will continue to apply the assessment formula, as adjusted, to raise funds to meet the next annual budget. However, the method of assessing shall not be materially altered, except with the approval of the City of Milwaukee.

B. Amendment, Severability and Expansion

This BID has been created under authority of Section 66.1109 of the Statutes of the State of Wisconsin. Should any court find any portion of this Statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this BID Plan shall be amended to conform to the law without need of reestablishment.

Should the legislature amend the Statute to narrow or broaden the process of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this BID Plan may be amended by the Common Council of the City of Milwaukee as and when it conducts its annual Operating Plan approval and without necessity to undertake any other act. This is specifically authorized under Section 66.1109(3)(b).

APPENDICES

APPENDIX A: MAP OF DISTRICT BOUNDARIES

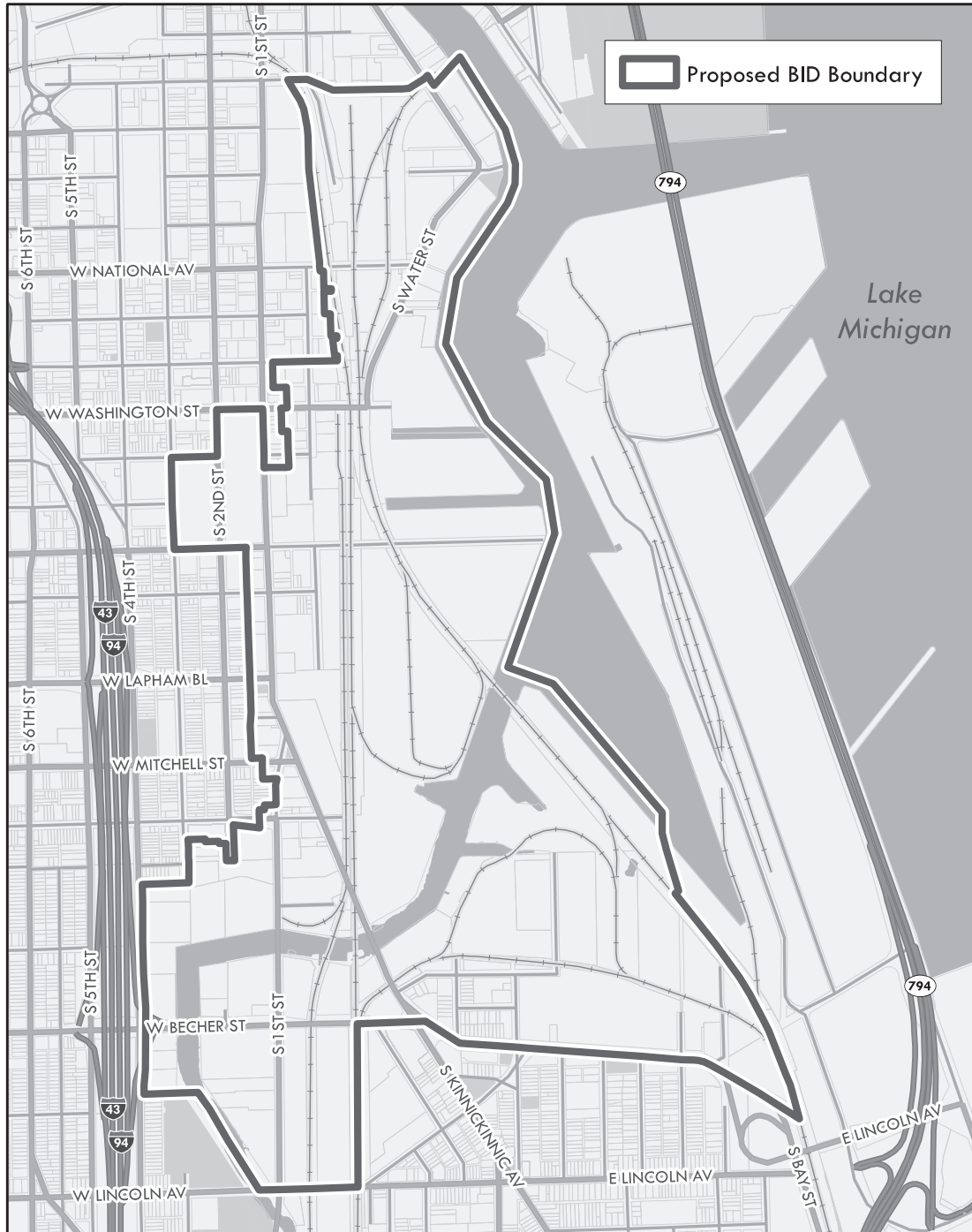
APPENDIX B: LIST OF DISTRICT TAX KEYS AND ASSESSMENTS

APPENDIX A: MAP OF DISTRICT BOUNDARIES

PROPOSED HARBOR DISTRICT BID NEAR SOUTH SIDE, MILWAUKEE

Prepared by the Dept. of City Development Planning Division, 8/3/2016
Source: City of Milwaukee Information Technology Management Division

0 0.25 0.5 Miles



Document Path: E:\GIS_Data\Projects\2016 Projects\16-07-11 Harbor District BID Map - Harbor District Proposed BID (8-3-16).mxd

TAXKEY	ADDRESS	OWNER_NAME	OWNER_MAIL	OWNER_CITY	OWNER_ZIP	C_A_CLASS	ASSD_VAL	BID_ASSMT
4311302000	1212 S 1ST ST	FRESHWATER PLAZA CORP	1200 N MAYFAIR RD, STE 310	MILWAUKEE WI	53226	MERCANTILE	\$ 261,000	\$ 261.00
4311303000	1320 S 1ST ST	FRESHWATER PLAZA	1200 N MAYFAIR RD, STE 310	MILWAUKEE WI	53226	MERCANTILE	\$ 881,700	\$ 881.70
4620331100	1407 S 1ST ST	MILAN DAMJANOVICH	4722 W ANTHONY DR	MILWAUKEE WI	53219	MERCANTILE	\$ 229,000	\$ 229.00
4620334100	1410 S 1ST ST	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKEE WI	532010623	MANUFACTURING	\$ 116,900	\$ 116.90
4620337000	1428 S 1ST ST	JAMES G BUKOWSKI	2634 W VLIET ST	MILWAUKEE WI	53205	MERCANTILE	\$ 183,000	\$ 183.00
4620338000	1430 S 1ST ST	SHILTS.NET PROPERTIES LLC	10 WOODLAND RD	EDINA MN	55424	MERCANTILE	\$ 9,600	\$ 100.00
4620339000	1434 S 1ST ST	SHILTS.NET PROPERTIES LLC	10 WOODLAND RD	EDINA MN	55424	MERCANTILE	\$ 19,300	\$ 100.00
4620326110	1435 S 1ST ST	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKEE WI	532010623	MANUFACTURING	\$ 111,700	\$ 111.70
4620325100	1500 S 1ST ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004	SPECIAL MERCANTILE	\$ 93,800	\$ 100.00
4620380110	1511 S 1ST ST	CHARLES C ENGEL	7724 CAMBRIDGE CT	FRANKLIN WI	53102	MANUFACTURING	\$ 164,700	\$ 164.70
4621228112	1526 S 1ST ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004	SPECIAL MERCANTILE	\$ 2,211,000	\$ 2,211.00
4620376110	1531 S 1ST ST	AWAYNOIZ LLC	4931 N 107TH ST	MILWAUKEE WI	53225	MERCANTILE	\$ 196,000	\$ 196.00
4621204110	1545 S 1ST ST	RJ LLC	1006 S BARCLAY	MILWAUKEE WI	53204	MERCANTILE	\$ 210,500	\$ 210.50
4621227111	1570 S 1ST ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004	SPECIAL MERCANTILE	\$ 2,559,000	\$ 2,559.00
4620034110	1613 S 1ST ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4620035000	1617 S 1ST ST	STE INVESTMENTS LLC	3622 S 58TH ST	MILWAUKEE WI	53220	MERCANTILE	\$ 371,000	\$ 371.00
4620041112	1618 S 1ST ST	Q.C REALTY LTD PARTNERSHIP	1602 S 1ST ST	MILWAUKEE WI	532314	MANUFACTURING	\$ 1,520,600	\$ 1,520.60
4620170100	1635 S 1ST ST	SCRUB FIRST STREET LLC	809 S 60TH ST, SUITE 203	WEST ALLIS WI	532314	SPECIAL MERCANTILE	\$ 224,500	\$ 224.50
4620169000	1641 S 1ST ST	KASSNER HOMES LLC	P O BOX 04313	MILWAUKEE WI	5320404313	MERCANTILE APTS	\$ 361,700	\$ -
4620168000	1655 S 1ST ST	CITY OF MILW	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4620167100	1669 S 1ST ST	TONN BF LLC	1669 S 1ST ST	MILWAUKEE WI	53204	SPECIAL MERCANTILE	\$ 632,000	\$ 632.00
4620803100	1734 S 1ST ST	HUNT PROPERTIES LLC	2722 N AVONDALE BLVD	MILWAUKEE WI	53210	SPECIAL MERCANTILE	\$ 693,000	\$ 693.00
4620816000	1743 S 1ST ST	POGALL 3 LLC	414 S 2ND ST	MILWAUKEE WI	53204	MERCANTILE	\$ 122,000	\$ 122.00
4620808000	1746 S 1ST ST	ERLINDA HERRERA, LIFE ESTATE	1746 S 1ST ST	MILWAUKEE WI	53204	RESIDENTIAL	\$ 40,300	\$ -
4621017110	1800 S 1ST ST	LORENE A SIEKERT	1748 S 1ST ST	MILWAUKEE WI	53204	RESIDENTIAL	\$ 40,400	\$ -
4621514110	1809 S 1ST ST	TENDER CAR AUTO SALES LLC	1825 S KINNICKINNIC AVE	MILWAUKEE WI	53204	MERCANTILE	\$ 580,000	\$ 580.00
4621510100	1820 S 1ST ST	MAPLE ST LLC	111 W MAPLE ST	MILWAUKEE WI	53204	MERCANTILE	\$ 350,000	\$ 350.00
4679992120	1905 S 1ST ST	LLOYD STEPIEN LLC	1918 E LAYFAVETTE PL # 20065	MILWAUKEE WI	53219	MERCANTILE	\$ 320,500	\$ 320.50
4679992220	1933 S 1ST ST	MILWAUKEE RIVER MARINA LLC	2612 S 83RD ST	MILWAUKEE WI	53204	SPECIAL MERCANTILE	\$ 666,200	\$ 100.00
4679992230	1933 S 1ST ST	MILWAUKEE RIVER MARINA LLC	199 S 1ST ST	MILWAUKEE WI	53204	SPECIAL MERCANTILE	\$ 1,416,600	\$ 1,416.60
4679989113	1958 S 1ST ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4679990110	1958 S 1ST ST	LLOYD L STEPIEN LLC	2612 S 83RD ST	WEST ALLIS WI	53219	MANUFACTURING	\$ 598,200	\$ 100.00
4678001000	2000 S 1ST ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4671561000	2011 S 1ST ST	BREW HAUS LLC	1120 S BARCLAY ST	MILWAUKEE WI	532042419	MERCANTILE	\$ 1,999,000	\$ 100.00
4670101110	2018 S 1ST ST	LINCOLN WAREHOUSE REALTY LLC	271 SALEM ST UNIT G	WOBURN MA	01801	SPECIAL MERCANTILE	\$ 1,580,000	\$ 1,580.00
4670104111	2018 S 1ST ST	RDAR CORP	147 E BECHER ST	MILWAUKEE WI	53207	SPECIAL MERCANTILE	\$ 264,500	\$ 100.00
4670009110	2067 S 1ST ST	BREW HAUS LLC	1120 S BARCLAY ST	MILWAUKEE WI	532042419	MERCANTILE	\$ 225,700	\$ 225.70
4679998111	2115 S 1ST ST	JMIDH REAL ESTATE OF MILW LLC	1524 132ND ST	COLLEGE POINT NY	113562440	SPECIAL MERCANTILE	\$ 942,000	\$ 942.00
4679997100	2157 S 1ST ST	JMIDH REAL ESTATE OF MILW LLC	1524 132ND ST	COLLEGE POINT NY	113562440	MERCANTILE	\$ 214,000	\$ 214.00
4679996100	2209 S 1ST ST	JMIDH REAL ESTATE OF MILW LLC	1524 132ND ST	COLLEGE POINT NY	113562440	MERCANTILE	\$ 230,000	\$ 230.00
4679994111	2217 S 1ST ST	ASSET ACQUISITIONS INC	445 W OKLAHOMA AV	MILWAUKEE WI	53207	SPECIAL MERCANTILE	\$ 597,900	\$ 597.90
4670203000	2252 S 1ST ST	ASSET ACQUISITIONS INC	445 W OKLAHOMA AV	MILWAUKEE WI	53207	SPECIAL MERCANTILE	\$ 902,000	\$ 902.00
4310281113	1201 S 2ND ST	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKEE WI	532010623	MANUFACTURING	\$ 9,294,300	\$ 3,000.00
4621614000	1823 S 2ND ST	DAVID L PLUNKETT	POB 04946	MILWAUKEE WI	53204	MERCANTILE	\$ 40,400	\$ 100.00
4621517000	1835 S 2ND ST	AOA MILWAUKEE LLC	1839 S 2ND ST	MILWAUKEE WI	53204	MERCANTILE	\$ 123,000	\$ 123.00
4621613000	1818 S 3RD ST	DAVID L PLUNKETT	PO BOX 04946	MILWAUKEE WI	53204	MERCANTILE	\$ 28,100	\$ 100.00
4621612000	1828 S 3RD ST	DAVID L PLUNKETT	PO BOX 04946	MILWAUKEE WI	53204	MERCANTILE	\$ 43,000	\$ 100.00
4621611000	1836 S 3RD ST	DAVID L PLUNKETT	POB 04946	MILWAUKEE WI	53204	MERCANTILE	\$ 22,100	\$ 100.00
4679992110	1906 S 3RD ST	TONN BF LLC	1669 S 1ST	MILWAUKEE WI	53204	MERCANTILE	\$ 399,000	\$ 399.00

BID 51 OPERATING PLAN - APPENDIX B

TAXKEY	ADDRESS	OWNER_NAME	OWNER_MAIL	OWNER_CITY	OWNER_ZIP	C_A_CLASS	ASSD_VAL	BID_ASSMT
4671581000	1930 S 4TH ST	RIVER CORNER, LLC	2000 S. 4TH ST.	MILWAUKEE WI	53204	MERCANTILE	\$ 539,000	\$ 539.00
4671582000	1966 S 4TH ST	RIVER CORNER, LLC	2000 S 4TH ST	MILWAUKEE WI	53204	SPECIAL MERCANTILE	\$ 2,571,000	\$ 2,571.00
4671583000	2000 S 4TH ST	BECHER STREET LLC	2000 S 4TH ST	MILWAUKEE WI	53204	MERCANTILE	\$ 903,900	\$ 100.00
4679982100	2078 S 4TH ST	SNUG HARBOR LANDING INC	PO BOX 07525	MILWAUKEE WI	53207	MERCANTILE	\$ 458,400	\$ 100.00
4671521000	2112 S 4TH ST	MILWAUKEE METROPOLITAN	260 W SEEBOTH ST	MILWAUKEE WI	53204	EXEMPT	\$ -	\$ -
4671522000	2122 S 4TH ST	MILWAUKEE METROPOLITAN	260 W SEEBOTH ST	MILWAUKEE WI	53204	EXEMPT	\$ -	\$ -
4679977100	2156 S 4TH ST	EAST LINCOLN AVE LLC	2000 S 4TH ST	MILWAUKEE WI	53204	MERCANTILE	\$ 1,833,000	\$ 1,833.00
4659994000	1944 S ALDRICH ST	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4659999210	2022 S ALDRICH ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4659995000	2022 S ALDRICH ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4660104000	2013 S ALLIS ST	SIRACUSA PROPERTIES LLC	3111 S. PENNSYLVANIA AVE	MILWAUKEE WI	53207	RESIDENTIAL	\$ 165,900	\$ -
4310973100	906 S BARCLAY ST	CHICAGO & NORTH WESTERN	1600 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4311261100	1006 S BARCLAY ST	MILL VALLEY RECYCLING LLC	1006 S BARLAY ST	MILWAUKEE WI	53204	MERCANTILE	\$ 884,000	\$ 884.00
4310503100	1100 S BARCLAY ST	PARK REAL ESTATE OF	PO BOX 71212	MILWAUKEE WI	53211	MERCANTILE	\$ 186,000	\$ 186.00
4310502100	1120 S BARCLAY ST	MAN GARAGE LLC	1120 S BARCLAY ST	MILWAUKEE WI	532042419	MERCANTILE	\$ 780,000	\$ 780.00
4310501100	1132 S BARCLAY ST	1132 BUILDING LLC	1132 S BARCLAY ST	MILWAUKEE WI	53204	MERCANTILE	\$ 437,000	\$ 437.00
4620348100	1500 S BARCLAY ST	ALL STAR INVESTMENT	1530 S BARCLAY ST	MILWAUKEE WI	532042937	MANUFACTURING	\$ 936,000	\$ 936.00
4620357000	1507 S BARCLAY ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004	RESIDENTIAL	\$ 1,600	\$ -
4620356000	1511 S BARCLAY ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004	RESIDENTIAL	\$ 1,700	\$ -
4620355000	1515 S BARCLAY ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4661181110	300 E BAY ST	300 BAY LLC	300 E BAY ST	MILWAUKEE WI	53207	MERCANTILE	\$ 329,000	\$ 329.00
4661129110	322 E BAY ST	BLACK RAINBOW PRODUCTIONS	3612 W EDGERTRON	MILWAUKEE WI	53221	MERCANTILE	\$ 122,000	\$ 122.00
4660131000	338 E BAY ST	MARK PASCHAL	340 E BAY ST	MILWAUKEE WI	532071236	MERCANTILE	\$ 292,000	\$ 292.00
4660132000	342 E BAY ST	MARK PASCHAL	340 E BAY ST	MILWAUKEE WI	53207	MERCANTILE	\$ 6,600	\$ 100.00
4660133000	346 E BAY ST	BELEN ALVAREZ	350 E BAY ST	MILWAUKEE WI	53207	MERCANTILE	\$ 16,800	\$ 100.00
4660134000	350 E BAY ST	BELEN S ALVAREZ	350 E BAY ST	MILWAUKEE WI	532071236	RESIDENTIAL	\$ 132,600	\$ -
4660135000	354 E BAY ST	JOSE GONZALEZ	354 E BAY ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 128,800	\$ -
4660136000	360 E BAY ST	CANDACE L PRIEM	360 E BAY ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 103,200	\$ -
4660137000	364 E BAY ST	JEFFREY A RAASCH	364 E BAY ST	MILWAUKEE WI	532071236	RESIDENTIAL	\$ 80,700	\$ -
4660138000	368 E BAY ST	MICHAEL KAZMIERSKI	368 E BAY ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 90,600	\$ -
4660139000	372 E BAY ST	AMELIA SANTIAGO	372 E BAY ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 90,900	\$ -
4660140000	374 E BAY ST	CITY OF MILW	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4660141000	380 E BAY ST	PAUL PARKINSON	380 E BAY ST	MILWAUKEE WI	532071236	RESIDENTIAL	\$ 72,800	\$ -
4660121000	384 E BAY ST	LLI PROPERTIES LLC	9980 S MCGRAW DR	OAK CREEK WI	53154	MERCANTILE	\$ 307,500	\$ 307.50
4660202111	432 E BAY ST	TWO WEBERS LLC	8226 W DREXEL AVE	FRANKLIN WI	53132	RESIDENTIAL	\$ 216,200	\$ -
4669993000	516 E BAY ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021245	EXEMPT	\$ -	\$ -
4639992000	632 E BAY ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4650034000	822 E BAY ST	ROADSTER BAY LLC	5325 W ROGERS ST	WEST ALLIS WI	53219	SPECIAL MERCANTILE	\$ 479,000	\$ 479.00
4639996210	960 E BAY ST	CHICAGO & ILLINOIS RIVER	141 W JACKSON BLVD STE 2820	CHICAGO IL	60604	SPECIAL MERCANTILE	\$ 1,389,200	\$ 1,389.20
4650109112	2100 S BAY ST	WROUGHT WASHER MFG INC	2100 S BAY	MILWAUKEE WI	53207	MANUFACTURING	\$ 1,067,300	\$ 1,067.30
4670202000	123 E BECHER ST	RDAR CORPORATION	147 E BECHER ST	MILWAUKEE WI	53207	SPECIAL MERCANTILE	\$ -	\$ 100.00
4670103100	138 E BECHER ST	B & E 53207 CORPORATION	147 E BECHER ST	MILWAUKEE WI	532071244	SPECIAL MERCANTILE	\$ 480,100	\$ 100.00
4670105000	138 E BECHER ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4670201000	147 E BECHER ST	BETA-BECHER ACQUISITION	147 E BECHER ST	MILWAUKEE WI	532071244	SPECIAL MERCANTILE	\$ 555,400	\$ 555.40
4661163100	178 E BECHER ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4671572000	218 W BECHER ST	222 BECHER STREET LLC	1525 PAMME CT	WEST BEND WI	530901351	MERCANTILE	\$ 362,300	\$ 100.00
4671571000	222 W BECHER ST	222 BECHER STREET LLC	1525 PAMME CT	WEST BEND WI	530901351	MERCANTILE	\$ 491,000	\$ 491.00
4670006200	230 W BECHER ST	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4679978200	333 W BECHER ST	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE WI	53233	EXEMPT	\$ -	\$ -
4660130000	353 E BECHER ST	DENNIS & PATRICIA RUSSELL	6373 N JEAN NICOLET #10	GLENDALE WI	53217	RESIDENTIAL	\$ 132,900	\$ -

TAXKEY	ADDRESS	OWNER_NAME	OWNER_MAIL	OWNER_CITY	OWNER_ZIP	C_A_CLASS	ASSD_VAL	BID_ASSMT
4660129000	357 E BECHER ST	PARISH PATEL	2277 S HOWELL AVE	MILWAUKEE WI	53207	RESIDENTIAL	\$ 137,000	\$ -
4660128100	361 E BECHER ST	JEFFREY A RAASCH	364 E BAY ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 101,300	\$ -
4660125100	371 E BECHER ST	KARI A SCHULZ	371 E BECHER ST	MILWAUKEE WI	532071221	RESIDENTIAL	\$ 134,800	\$ -
4660124000	375 E BECHER ST	DEVOE REALTY LLC	4346 S 27TH ST	MILWAUKEE WI	532211834	RESIDENTIAL	\$ 121,600	\$ -
4660123000	379 E BECHER ST	MIKAEL N PEEPLES	379 E BECHER ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 158,500	\$ -
4660120000	380 E BECHER ST	PENNY FLATS LLC	9201 W DIXON ST # 100	MILWAUKEE WI	53214	MERCANTILE APTS	\$ 626,300	\$ -
4660122000	385 E BECHER ST	DAVID ROMO JR	385 E BECHER ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 105,500	\$ -
4290022000	408 E BRUCE ST	NAT'L WAREHOUSE CORP	531 S WATER ST	MILWAUKEE WI	53204	SPECIAL MERCANTILE	\$ 303,000	\$ 303.00
4280571000	207 E FLORIDA ST	REDEVELOPMENT AUTHORITY	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4280561100	303 E FLORIDA ST	FRED USINGER INC	1030 N OLD WORLD THIRD ST	MILWAUKEE WI	53203	MANUFACTURING	\$ 4,038,000	\$ 3,000.00
4290091000	343 E FLORIDA ST	MANDEL FIFTH WARD HOLDINGS I	301 E ERIE ST	MILWAUKEE WI	53202	SPECIAL MERCANTILE	\$ 207,100	\$ 207.10
4620332110	107 W GREENFIELD AV	ALLEN BRADLEY CO INC	PO BOX 623	MILWAUKEE WI	532010623	MANUFACTURING	\$ 45,700	\$ 100.00
4620333000	117 E GREENFIELD AV	GREGG H FITZPATRICK	117 E GREENFIELD AV	MILWAUKEE WI	53204	MERCANTILE	\$ 176,000	\$ 176.00
4620347100	125 E GREENFIELD AV	125 EAST GREENFIELD LLC	1522 W PEARL ST	WALKESEA WI	53186	MANUFACTURING	\$ 368,100	\$ 368.10
4310429100	136 W GREENFIELD AV	ALLEN-BRADLEY CO	PO BOX 623	MILWAUKEE WI	532010622	MANUFACTURING	\$ 5,488,100	\$ 3,000.00
4311304000	200 E GREENFIELD ST	REDEVELOPMENT AUTHORITY OF	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4319989110	224 E GREENFIELD AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4620350113	225 E GREENFIELD AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4620349100	225 E GREENFIELD AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4319990100	230 E GREENFIELD AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4639993100	301 E GREENFIELD AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4309997100	302 E GREENFIELD AV	GOLDEN MARINA CAUSEWAY LLC	PO BOX 3474	ILSE IL	60532	MERCANTILE	\$ 102,800	\$ 102.80
4309994000	310 E GREENFIELD AV	C & NW RY CO	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4639995200	311 E GREENFIELD AV	GOLDEN MARINA CAUSEWAY LLC	PO BOX 3474	ILSE IL	60532	MERCANTILE	\$ 3,499,500	\$ 3,000.00
4639988110	401 E GREENFIELD AV	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4639995100	401 E GREENFIELD AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4639994000	401 E GREENFIELD AV	DAVID KADINGER	401 E GREENFIELD AV	MILWAUKEE WI	53204	MERCANTILE	\$ 174,000	\$ 174.00
4309996000	600 E GREENFIELD AV	BOARD OF REGENTS- UNIV OF WI	PO BOX 413	MILWAUKEE WI	53201	EXEMPT	\$ -	\$ -
4660101110	1940 S HILBERT ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4661522100	1955 S HILBERT ST	MIP PROP LLC	215 N POINT DR	WINTHROP HARBOR IL	600961351	SPECIAL MERCANTILE	\$ 745,700	\$ 745.70
4661601000	1982 S HILBERT ST	1982 SOUTH HILBERT STREET	3939 W MCKINLEY AVE	MILWAUKEE WI	53208	SPECIAL MERCANTILE	\$ 2,482,000	\$ 2,482.00
4660109000	2000 S HILBERT ST	DONNA MCMASTER	2002 S HILBERT ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 103,000	\$ -
4660111000	2004 S HILBERT ST	JOHN ENDRIES PROPERTIES LLC	2215 S KINNICKINNIC AV	MILWAUKEE WI	53207	RESIDENTIAL	\$ 98,200	\$ -
4660111000	2008 S HILBERT ST	BLUELINE PROPERTIES LLC	929 W BRUCE ST	MILWAUKEE WI	53204	RESIDENTIAL	\$ 98,200	\$ -
4660112000	2012 S HILBERT ST	GREG J SUKOWATY	2012 S HILBERT ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 165,700	\$ -
4660113000	2016 S HILBERT ST	KEVIN L SMITH	2016 S HILBERT ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 137,700	\$ -
4660114000	2020 S HILBERT ST	SIRACUSA PROPERTIES LLC	3111 S PENNSYLVANIA AVE	MILWAUKEE WI	53207	RESIDENTIAL	\$ 99,700	\$ -
466124000	2021 S HILBERT ST	GIORIA J TOMINSEK &	2021 S HILBERT ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 112,800	\$ -
4660115000	2024 S HILBERT ST	JACQUELYN G MILLER	2024 S HILBERT ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 190,400	\$ -
466125000	2027 S HILBERT ST	LOUIS J ANDREW III	1214 BIRK AVE	MILWAUKEE WI	481035306	RESIDENTIAL	\$ 101,600	\$ -
466126000	2031 S HILBERT ST	SANTO GALATI	6235 FISHER LN	ANN ARBOR MI	481035306	RESIDENTIAL	\$ 93,500	\$ -
4661127000	2035 S HILBERT ST	SANTINO GALATI	2035 S HILBERT ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 96,600	\$ -
466128000	2039 S HILBERT ST	SAMP INVESTMENTS LLC	2837 S LOGAN ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 91,800	\$ -
4280572000	600 S JAKE MARCHESE WA	MMWM LLC	330 E KILBOURN AV	MILWAUKEE WI	53202	MANUFACTURING	\$ 4,245,400	\$ 3,000.00
4620503000	1685 S KINNICKINNIC AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4621401110	1710 S KINNICKINNIC AV	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE WI	53233	EXEMPT	\$ -	\$ -
4620502000	1715 S KINNICKINNIC AV	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE WI	53233	EXEMPT	\$ -	\$ -
4620806000	1753 S KINNICKINNIC AV	KK PROPERTIES, LLC	PO BOX 070505	MILWAUKEE WI	53207	MERCANTILE	\$ 491,000	\$ 491.00
4621013100	1803 S KINNICKINNIC AV	TENDER CAR AUTO SALES LLC	10205 KAY PKWY	HALES CORNERS WI	53130	MERCANTILE	\$ 171,000	\$ 171.00
4621019000	1804 S KINNICKINNIC AV	GARY HARTUNG	4447 N 65TH ST	MILWAUKEE WI	53218	MERCANTILE	\$ 207,000	\$ 207.00

BID 51 OPERATING PLAN - APPENDIX B

TAXKEY	ADDRESS	OWNER_NAME	OWNER_MAIL	OWNER_CITY	OWNER_ZIP	C_A_CLASS	ASSD_VAL	BID_ASSMT
4621020100	1820 S KINNICKINNIC AV	GARY C FREUDEN AS TRUSTEE	8330 S 20TH ST	OAK CREEK WI	531542708	MERCANTILE	\$ 195,000	\$ 195.00
4621502100	1823 S KINNICKINNIC AV	1825 BUILDING LLC	1823 S KINNICKINNIC AV	MILWAUKEE WI	53204	MERCANTILE	\$ 211,000	\$ 211.00
4621503000	1827 S KINNICKINNIC AV	REDEVELOPMENT AUTHORITY OF	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4621501100	1870 S KINNICKINNIC AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4671541000	1901 S KINNICKINNIC AV	CITY OF MILWAUKEE	809 N BROADWAY	MILW WI	53202	EXEMPT	\$ -	\$ -
4671551000	1919 S KINNICKINNIC AV	COUNTRY MAID INC	1919 S KINNICKINNIC AV	MILWAUKEE WI	5320404030	MANUFACTURING	\$ 1,322,300	\$ 1,322.30
4671508110	1923 S KINNICKINNIC AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4661157100	1941 S KINNICKINNIC AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4668001000	1964 S KINNICKINNIC AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4661163000	1964 S KINNICKINNIC AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4661156000	2003 S KINNICKINNIC AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4661155000	2005 S KINNICKINNIC AV	MILLER COMMUNICATIONS	788 N JEFFERSON ST # 830	MILWAUKEE WI	53202	MERCANTILE	\$ 179,500	\$ 100.00
4661106100	2008 S KINNICKINNIC AV	ST BARBARA CEMENT INC	55 INDUSTRIAL ST	TORONTO ONTARIO CANADA	M4G 3W9	SPECIAL MERCANTILE	\$ 3,067,000	\$ 3,000.00
4661111000	2010 S KINNICKINNIC AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4661116100	2012 S KINNICKINNIC AV	300 BAY, LLC	300 E BAY ST	MILWAUKEE WI	53207	MERCANTILE	\$ 9,500	\$ 100.00
4661117100	2020 S KINNICKINNIC AV	EDWARD C HERBERT JR &	5271 S HONEY CREEK DR	MILWAUKEE WI	53221	MERCANTILE	\$ 79,200	\$ 100.00
4660902114	2023 S KINNICKINNIC AV	KK REAL ESTATE VENTURES LLC	4550 S 123RD ST	GREENFIELD WI	53228	SPECIAL MERCANTILE	\$ 1,139,000	\$ 1,139.00
465999110	2021 S LENOX ST	JP CARDINAL HOLDINGS LLC	3400 S HANSON ST	MILWAUKEE WI	53207	MANUFACTURING	\$ 483,900	\$ 483.90
4650107111	2024 S LENOX ST	DOS COLOR & SUPPLY CO INC	2024 S LENOX ST	MILWAUKEE WI	53207	MANUFACTURING	\$ 559,900	\$ 559.90
4650041112	2039 S LENOX ST	STORAGE MASTER LLC	2601 S MOORLAND RD	NEW BERLIN WI	53151	SPECIAL MERCANTILE	\$ 710,000	\$ 710.00
4650031100	2042 S LENOX ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4650113100	2042 S LENOX ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4650108100	2074 S LENOX ST	WROUGHT WASHER MFG INC	2100 S BAY	MILWAUKEE WI	53207	MANUFACTURING	\$ 256,600	\$ 256.60
4661136100	160 E LINCOLN AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4620818000	100 W MAPLE ST	ORVILLE BURDUE	100 W MAPLE ST	MILWAUKEE WI	53204	MERCANTILE	\$ 128,800	\$ 128.80
4620807000	112 E MAPLE ST	ELIZABETH M RYAN	2825 S BURRILEY AVE	MILWAUKEE WI	53207	RESIDENTIAL	\$ 36,700	\$ -
4661602000	1919 S MARINA DR	GERALD R JONAS	3939 W MCKINLEY AVE	MILWAUKEE WI	53208	SPECIAL MERCANTILE	\$ 314,000	\$ 314.00
4669997111	1980 S MARINA DR	CITY OF MILWAUKEE	500 N HARBOR DR	MILWAUKEE WI	53205601	EXEMPT	\$ -	\$ -
4310808100	111 E MINERAL ST	ANNA MARIA DAMICO-	7829 SHERMAN CT	CEDARBURG WI	53012	MERCANTILE	\$ 185,000	\$ 185.00
4310805100	125 E MINERAL ST	MILL VALLEY RECYCLING LLC	139 E MINERAL ST	MILWAUKEE WI	53204	MERCANTILE	\$ 211,500	\$ 211.50
4310974100	212 E MINERAL ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4310802000	221 E MINERAL ST	C & NW RY CO	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4310801100	221 E MINERAL ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4620501000	101 E MITCHELL ST	MITCHELL CORNERS LLC	802 N 109TH ST	MILWAUKEE WI	53226	MERCANTILE	\$ 601,000	\$ 601.00
4620112000	101 W MITCHELL ST	NEW BRADY LLC	844 CRIGLAS RD	WALES WI	53183	MERCANTILE	\$ 607,000	\$ 607.00
4620111110	107 W MITCHELL ST	BRADY WEST LLC	844 CRIGLAS RD	WALES WI	53183	MERCANTILE	\$ 104,000	\$ 104.00
4620111120	113 W MITCHELL ST	BRADY WEST LLC	844 CRIGLAS RD	WALES WI	53183	MERCANTILE	\$ 4,100	\$ 100.00
4620161100	124 W MITCHELL ST	TONN BF LLC	1669 S 1ST ST	MILWAUKEE WI	53204	MERCANTILE	\$ 262,000	\$ 262.00
4280577100	210 E NATIONAL AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4310979000	215 E NATIONAL AV	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4310972100	227 E NATIONAL AV	HORNER SOD FARMS	646 S 2ND ST	MILWAUKEE WI	53204	MERCANTILE	\$ 256,700	\$ 256.70
4311123100	228 E NATIONAL AV	JSI NATIONAL AVENUE LAND	600 S LAKE MARCHESE WAY	MILWAUKEE WI	53204	MERCANTILE	\$ 508,000	\$ 508.00
4310978110	233 E NATIONAL AV	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4300001000	317 E NATIONAL AV	REDEVELOPMENT AUTHORITY	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4290057110	341 E NATIONAL AV	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4290063000	347 E NATIONAL AV	C & NW RY CO	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4290068000	347 E NATIONAL AV	CITY OF MILWAUKEE	809 N BROADWAY	MILWAUKEE WI	53202	EXEMPT	\$ -	\$ -
4290067000	354 E NATIONAL AV	KRUZ CONTROL LLC	354 E NATIONAL AV	MILWAUKEE WI	53204	MERCANTILE	\$ 320,000	\$ 320.00
4620340000	122 E ORCHARD ST	SHULTS.NET PROPERTIES LLC	10 WOODLAND RD	EDINA MN	55424	MERCANTILE	\$ 9,600	\$ 100.00
4620361000	127 E ORCHARD ST	PETER J SCHETTER	3535 EAGLE PEAK RD	RANDOLPH VT	05060	RESIDENTIAL	\$ 49,200	\$ -

BID 51 OPERATING PLAN - APPENDIX B

TAXKEY	ADDRESS	OWNER_NAME	OWNER_MAIL	OWNER_CITY	OWNER_ZIP	C_A_CLASS	ASSD_VAL	BID_ASSMT
4620341000	128 E ORCHARD ST	GERALDINE R HANRHHAR L E	128 E ORCHARD ST	MILWAUKEE WI	53204	RESIDENTIAL	\$ 48,800	\$ -
4620360000	129 E ORCHARD ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004	MERCANTILE	\$ 10,300	\$ 100.00
4620359000	133 E ORCHARD ST	PETER SCHEFTER	3535 EAGLE PEAK RD	RANDOLPH VT	05060	RESIDENTIAL	\$ 52,200	\$ -
4620358000	137 E ORCHARD ST	AREC 19 LLC	2727 N CENTRAL AVE	PHOENIX AZ	85004	MERCANTILE	\$ 4,300	\$ 100.00
4310271100	126 E SCOTT ST	RIP TIDE REALTY, LLC	114 E SCOTT ST	MILWAUKEE WI	53204	MANUFACTURING	\$ 69,200	\$ 100.00
4310271200	126 E SCOTT ST	MILW METRO SEWERAGE DISTRICT	260 W SEEOOTH ST	MILWAUKEE WI	53204	EXEMPT	\$ -	\$ -
4311301000	135 E SCOTT ST	CERMAK REALTY LLC	135 E SCOTT ST	MILWAUKEE WI	53204	MERCANTILE	\$ 1,174,700	\$ 1,174.70
4661119000	315 E STEWART ST	300 BAY LLC	300 E BAY ST	MILWAUKEE WI	53207	MERCANTILE	\$ 8,800	\$ 100.00
4661611000	316 E STEWART ST	ANDREW M HOUTE	330 BUNKER HILL DR	BROOKFIELD WI	530057907	CONDOMINIUM	\$ 184,000	\$ -
4661614000	316 E STEWART ST	JACOB HARRISON	316 E STEWART ST	MILWAUKEE WI	53207	CONDOMINIUM	\$ 184,000	\$ -
4661613000	316 E STEWART ST	LINDSAY JONES	316 E STEWART ST UNIT 3	MILWAUKEE WI	53207	CONDOMINIUM	\$ 145,000	\$ -
4661612000	316 E STEWART ST	MICHAEL S BANTA	316 E STEWART ST	MILWAUKEE WI	53207	CONDOMINIUM	\$ 145,000	\$ -
4661115000	319 E STEWART ST	LYNN C SZOPINSKI	319 E STEWART ST	MILWAUKEE WI	53207	RESIDENTIAL	\$ 65,100	\$ -
4661112100	329 E STEWART ST	CHARLOTTE P CRYSDALE	2548 S SHORE DR	MILWAUKEE WI	532071949	MANUFACTURING	\$ 29,300	\$ 100.00
4661123000	339 E STEWART ST	CHARLOTTE P CRYSDALE	2548 S SHORE DR	MILWAUKEE WI	532071949	MANUFACTURING	\$ 278,400	\$ 278.40
4661106200	344 E STEWART ST	ST BARBARA CEMENT INC	55 INDUSTRIAL ST	TORONTO ONTARIO CANADA	M4G 3W9	SPECIAL MERCANTILE	\$ 100,000	\$ 100.00
4660102000	352 E STEWART ST	352 E STEWART STREET LLC	3111 S PENNSYLVANIA AVE	MILWAUKEE WI	53207	MERCANTILE	\$ 116,000	\$ 116.00
4660101120	356 E STEWART ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	MERCANTILE	\$ 47,500	\$ 100.00
4660106112	385 E STEWART ST	INDUSTRIAL GROUP INC	427 E STEWART ST	MILWAUKEE WI	53207	SPECIAL MERCANTILE	\$ 90,100	\$ 100.00
4669994000	422 E STEWART ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4660201100	427 E STEWART ST	INDUSTRIAL GROUP INC	427 E STEWART ST	MILWAUKEE WI	53207	SPECIAL MERCANTILE	\$ 3,228,000	\$ 3,000.00
4310103000	122 E WASHINGTON ST	AMERICAN TOWER	PO BOX 723597	ATLANTA GA	31139	MERCANTILE	\$ 117,000	\$ 117.00
4310258100	127 E WASHINGTON ST	CROWN METAL CO. INC	121 E WASHINGTON ST	MILWAUKEE WI	53204	MANUFACTURING	\$ 286,600	\$ 286.60
4310101100	128 E WASHINGTON ST	L-V E OF WISCONSIN LLC	1351 E MAIN ST	WAUKESHA WI	53186	MERCANTILE	\$ 109,700	\$ 109.70
4310257000	135 E WASHINGTON ST	ASTRONAUTICS CORP OF AM	P O BOX 523	MILWAUKEE WI	53201	MANUFACTURING	\$ 282,000	\$ 282.00
4319999100	200 E WASHINGTON ST	SHARON A DIXON	200 E WASHINGTON ST	MILWAUKEE WI	53204	MERCANTILE	\$ 386,000	\$ 386.00
4319995110	204 E WASHINGTON ST	21T LLC	1006 S BARCLAY ST	MILWAUKEE WI	53204	MERCANTILE	\$ 554,000	\$ 554.00
4319994100	224 E WASHINGTON ST	MILL VALLEY RECYCLING LLC	1006 S BARCLAY ST	MILWAUKEE WI	53204	MERCANTILE	\$ 210,000	\$ 210.00
4319993000	228 E WASHINGTON ST	SOO LINE RAILROAD COMPANY	501 MARQUETTE AVE STE 1525	MINNEAPOLIS MN	554021243	EXEMPT	\$ -	\$ -
4319992000	238 E WASHINGTON ST	C & NW RY CO	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4319991000	247 E WASHINGTON ST	C & NW RY CO	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4309998000	301 E WASHINGTON ST	CONSTRUCTION RESOURCES	N3W23650 BADINGER RD	WAUKESHA WI	53187	SPECIAL MERCANTILE	\$ 11,595,000	\$ 3,000.00
4290033100	412 S WATER ST	HANSEN STORAGE COMPANY	2880 N 112TH ST	MILWAUKEE WI	53222	SPECIAL MERCANTILE	\$ 1,492,000	\$ 1,492.00
4290064111	413 S WATER ST	CHICAGO & NORTH WESTERN	1400 DOUGLAS ST STOP 1640	OMAHA NE	68179	EXEMPT	\$ -	\$ -
4290018100	435 S WATER ST	GUARDIAN CREDIT UNION	11220 W OKLAHOMA AVE	WEST ALLIS WI	53227	MERCANTILE	\$ 906,000	\$ 906.00
4290034000	500 S WATER ST	HANSEN STORAGE COMPANY	2880 N 112TH ST	MILWAUKEE WI	53222	EXEMPT	\$ -	\$ -
4290021100	531 S WATER ST	NATIONAL WAREHOUSE CORP INC	531 S WATER ST	MILWAUKEE WI	53204	SPECIAL MERCANTILE	\$ 404,900	\$ 404.90
4290036000	546 S WATER ST	ELEMENTIS LTP LP	546 S WATER ST	MILWAUKEE WI	53204	MANUFACTURING	\$ 1,057,500	\$ 1,057.50
4290037000	600 S WATER ST	MILWAUKEE COUNTY	901 N 9TH ST	MILWAUKEE WI	53233	EXEMPT	\$ -	\$ -
4290016120	623 S WATER ST	NATIONAL WAREHOUSE CORP	531 S WATER ST	MILWAUKEE WI	53204	MERCANTILE	\$ 29,500	\$ 100.00
4290411000	639 S WATER ST	WISCONSIN ELECTRIC POWER CO	231 W MICHIGAN AVE	MILWAUKEE WI	53203	EXEMPT	\$ -	\$ -
4290040100	700 S WATER ST	HAVEN FUNDS LLC	700 S WATER ST	MILWAUKEE WI	53204	MERCANTILE	\$ 3,181,400	\$ 3,000.00
4290052000	748 S WATER ST	BLOOMHOOVE LLC	820 S WATER ST	MILWAUKEE WI	53204	MERCANTILE	\$ 661,700	\$ 661.70
4290053000	820 S WATER ST	ZEELANDERS LLC	818 S WATER ST	MILWAUKEE WI	53204	MERCANTILE	\$ 859,000	\$ 859.00
4290054000	830 S WATER ST	ROBERT BORUJA TOD	830 S WATER ST	MILWAUKEE WI	53204	MANUFACTURING	\$ 318,100	\$ 318.10
4290059111	900 S WATER ST	MILLER COMPRESSING COMPANY	700 OFFICE PARKWAY	ST LOUIS MO	63141	MANUFACTURING	\$ 2,052,700	\$ 2,052.70
4290055111	910 S WATER ST	UNITED STATES OF AMERICA % J	300 S WACKER DR 35TH FL	CHICAGO IL	60606	EXEMPT	\$ -	\$ -

Petition To Create Business Improvement District

We, the undersigned owners of real property used for commercial purposes and located in the proposed business improvement district, hereby petition the City of Milwaukee, pursuant to the provisions of Wis. Stats. Chapter 66.1109(2)(a), for the creation of the Business Improvement District in the area shown in the attached Map.

Name of Property Owner

Property Address

Signature

1 Jack Marckse 600 S. Lake Milwaukee

2 IAN DRUM 2000 S. 4th St. DTS

3 [Signature] 700 S. Water St Peter Moede

4 Brockner Automation, Inc. 1201 South 2nd St. Gary Ballentine
vice-president

5 Complete Heat Treating 1530 S. Bucky street [Signature]
President

6 Construction Resources Management, Inc 301 E Washington Mark G. [Signature]
President

7 _____

8 _____

9 _____

10 _____

11 _____

12 _____

13 _____

14 _____

15 _____

Petition To Create Business Improvement District

We, the undersigned owners of real property used for commercial purposes and located in the proposed business improvement district, hereby petition the City of Milwaukee, pursuant to the provisions of Wis. Stats. Chapter 66.1109(2)(a), for the creation of the Business Improvement District in the area shown in the attached Map.

Name of Property Owner Property Address Signature

1 Shipper Buddi 1919 MARINER DR. [Signature]
2 HANSEN STORAGE CO 412 S. WATER [Signature]

3 _____

4 _____

5 _____

6 _____

7 _____

8 _____

9 _____

10 _____

11 _____

12 _____

13 _____

14 _____

15 _____

GRANT F. LANGLEY
City Attorney

VINCENT D. MOSCHELLA
MIRIAM R. HORWITZ
ADAM B. STEPHENS
MARY L. SCHANNING



Milwaukee City Hall Suite 800 • 200 East Wells Street • Milwaukee, Wisconsin 53202-3551
Telephone: 414.286.2601 • TDD: 414.286.2025 • Fax: 414.286.8550

STUART S. MUKAMAL
THOMAS J. BEAMISH
MAURITA F. HOUREN
JOHN J. HEINEN
SUSAN E. LAPPEN
JAN A. SMOKOWICZ
PATRICIA A. FRICKER
HEIDI WICK SPOERL
KURT A. BEHLING
GREGG C. HAGOPIAN
ELLEN H. TANGEN
JAY A. UNORA
KATHRYN Z. BLOCK
KEVIN P. SULLIVAN
THOMAS D. MILLER
JARELY M. RUIZ
ROBIN A. PEDERSON
JEREMY R. MCKENZIE
PETER J. BLOCK
NICHOLAS P. DESIATO
JOANNA GIBELEV
JENNY YUAN
KAIL J. DECKER
ALLISON N. FLANAGAN
LA KEISHA W. BUTLER
PATRICK J. LEIGL
HEATHER H. HOUGH
ANDREA J. FOWLER
PATRICK J. MCCLAIN
NAOMI E. GEHLING
CALVIN V. FERMIN
BENJAMIN J. ROOVERS
Assistant City Attorneys

August 5, 2016

Rocky Marcoux, Commissioner
Department of City Development
809 North Broadway, 2nd Floor
Milwaukee, WI 53202

Re: First Year Operating Plan for Business Improvement District No. 51
(Harbor District)

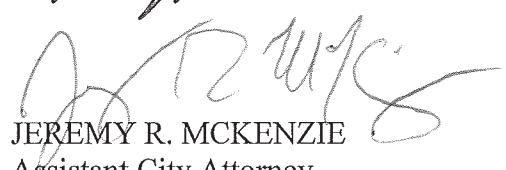
Dear Commissioner Marcoux:

Pursuant to your request, we have reviewed the proposed first-year operating plan for the above-referenced Business Improvement District No. 51.

Based upon that review, it is our opinion that the Operating Plan is complete and complies with the provisions of Wis. Stat. § 66.1109(1)(f).

Very truly yours,


GRANT F. LANGLEY
City Attorney


JEREMY R. MCKENZIE
Assistant City Attorney
1050-2016-1402:230968

reasonable certainty the territory included in the neighborhood or area. The boundaries may, but need not, be the same as those recommended by the planning commission.

2. Designates the reinvestment neighborhood or area as of a date provided in the resolution.

3. Contains findings that the area to be designated constitutes a reinvestment neighborhood or area.

History: 1977 c. 418; 1979 c. 361 s. 112; 1985 a. 29 s. 3200 (14); 1999 a. 150 s. 479; Stats. 1999 s. 66.1107; 2001 a. 104.

66.1109 Business improvement districts. (1) In this section:

(a) “Board” means a business improvement district board appointed under sub. (3) (a).

(b) “Business improvement district” means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) “Chief executive officer” means a mayor, city manager, village president or town chairperson.

(d) “Local legislative body” means a common council, village board of trustees or town board of supervisors.

(e) “Municipality” means a city, village or town.

(f) “Operating plan” means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subs. 1. to 4. have been complied with.

(g) “Planning commission” means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed

business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include an independent certified audit of the implementation of the operating plan obtained by the municipality. The municipality shall obtain an additional independent certified audit upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits required under sub. (3) (c) or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 539; Stats. 1999 s. 66.1109; 2001 a. 85.

66.1110 Neighborhood improvement districts. (1) In this section:

(a) “Board” means a neighborhood improvement district board elected under sub. (4) (a).

(b) “Chief executive officer” means a mayor, city manager, village president, or town chairperson.

(c) “Local legislative body” means a common council, village board of trustees, or town board of supervisors.

(d) “Municipality” means a city, village, or town.

(e) “Neighborhood improvement district” means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) “Operating plan” means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) “Owner” means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

(h) “Planning commission” means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.

(2) An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

(c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

(f) A legal opinion that pars. (a) to (e) have been complied with.

(3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

(b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

1. The owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan.

2. The owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan.